

## **ORDINANCE NO. 2013-16**

**AN ORDINANCE OF THE CITY COUNCIL OF THE OF THE CITY OF SAN MARCOS, TEXAS ADOPTING “VISION SAN MARCOS: A RIVER RUNS THROUGH US” AS THE COMPREHENSIVE (MASTER) PLAN OF THE CITY OF SAN MARCOS TO GUIDE THE GROWTH AND DEVELOPMENT OF THE CITY; ADOPTING THE PREFERRED SCENARIO MAP THEREIN AS THE FUTURE LAND USE MAP OF THE CITY; REPEALING THE ADOPTION OF THE HORIZONS MASTER PLAN AND SECTOR PLANS UNDER CHAPTER 3 OF THE LAND DEVELOPMENT CODE AND THE APPLICABILITY THEREOF TO LEGISLATIVE DEVELOPMENT APPLICATIONS; REPEALING THE FUTURE LAND USE MAP DESIGNATIONS ASSOCIATED WITH SPECIFIC ZONING CLASSIFICATIONS UNDER SECTION 4.1.5.1 OF THE CITY’S LAND DEVELOPMENT CODE AND PROVIDING NEW ASSOCIATED DESIGNATIONS FROM THE PREFERRED SCENARIO MAP; LIMITING THE CONSIDERATION OF REQUESTS FOR AMENDMENTS TO THE PREFERRED SCENARIO MAP TO TWICE PER YEAR, BEING ONCE DURING THE MONTH OF OCTOBER AND ONCE DURING THE MONTH OF APRIL; PROVIDING THAT PENDING APPLICATIONS FOR ZONING MAP AMENDMENTS FILED BEFORE THE DATE OF ADOPTION OF THIS ORDINANCE MAY CONTINUE TO BE CONSIDERED UNDER STANDARDS IN THE PRIOR HORIZONS MASTER PLAN, SECTOR PLANS AND FUTURE LAND USE MAP UNTIL THE EARLIER OF FINAL ACTION ON THE APPLICATION BY THE CITY COUNCIL OR OCTOBER 8, 2013; INCLUDING PROCEDURAL PROVISIONS; AND PROVIDING AN EFFECTIVE DATE.**

### **RECITALS:**

1. The Planning and Zoning Commission, following a public hearing, has recommended that the City Council adopt “Vision San Marcos: A River Runs Through Us” as the Comprehensive (Master) Plan to guide the growth and development of the City.
2. The City Council, following a public hearing regarding the adoption of a new comprehensive plan, hereby finds and determines that the adoption of the following ordinance is in the interest of the public health and welfare.

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SAN MARCOS, TEXAS:**

**SECTION 1.** The document entitled “Vision San Marcos: a River Runs Through Us” (hereinafter referred to for purposes of this ordinance as the “New Comprehensive Plan”) is hereby adopted as the Comprehensive (Master) Plan for the City of San Marcos to guide the growth and development of the City. The New Comprehensive Plan including the Figures Appendix and all addenda referenced in the Addendum Table of Contents is attached hereto as Exhibit “A,” and made a part hereof for all purposes. A complete copy of the New Comprehensive Plan shall be kept on file in the offices of the City Clerk and the Director of Planning and Development Services.

**SECTION 2.** The Preferred Scenario Map in the New Comprehensive Plan is hereby adopted as the future land use map of the City, subject to the requirements, criteria and standards in the New Comprehensive Plan, including, but not limited to the Land Use Intensity Matrix included in the Figures Appendix therein.

**SECTION 3.** Except as to pending applications under Section 7 below, any references in the Land Development Code to the “comprehensive plan” or “master plan” shall mean the New Comprehensive Plan and any references to the “future land use map” shall mean the Preferred Scenario Map.

**SECTION 4.** The adoption of the Horizons Master Plan and Sector Plans under Chapter 3 of the Land Development Code and the applicability thereof to legislative development applications is hereby repealed subject to Section 7 below. Development applications filed after the effective date of this ordinance shall be consistent with the New Comprehensive Plan.

**SECTION 5.** The future land use map designations associated with specific zoning classifications under section 4.1.5.1 of the city’s land development code are hereby repealed and replaced with the new associated designations from the Preferred Scenario Map, as shown in Exhibit “B,” attached hereto and made a part hereof for all purposes.

**SECTION 6.** Consideration of requests for amendments to the Preferred Scenario Map by the City Council shall be limited to twice per year, being once during the month of October and once during the month of April.

**SECTION 7.** All applications for Zoning Map amendments filed before the date of adoption of this ordinance may continue to be considered and evaluated under applicable standards in the prior Horizons Master Plan, Sector Plans and future land use map until the earlier of final action on the application by the City Council or October 8, 2013, after which time such pending applications shall be subject to the applicable standards in the New Comprehensive Plan and the Preferred Scenario Map.

**SECTION 8.** If any word, phrase, clause, sentence, or paragraph of this ordinance is held to be unconstitutional or invalid by a court of competent jurisdiction, the other provisions of this ordinance will continue in force if they can be given effect without the invalid portion.

**SECTION 9.** All ordinances and resolutions or parts of ordinances or resolutions in conflict with this ordinance are repealed.

**SECTION 10.** This ordinance will take effect after its passage, approval and adoption on second reading.

**PASSED AND APPROVED** on first reading on April 2, 2013.

**PASSED, APPROVED AND ADOPTED** on second reading on April 16, 2013.



Daniel Guerrero  
Mayor

Attest:



Jamie Lee Pettijohn  
City Clerk

Approved:



Michael J. Cosentino  
City Attorney

**EXHIBIT A**  
New Comprehensive Plan  
(*next page*)

**EXHIBIT B**  
**Revised Zoning and Land Use Associations Under**  
**Section 4.1.5.1 of the Land Development Code**  
*(next page)*

**EQUIVALENCY TABLE**

Zoning Abbreviation	Intensity Zone / Development Pairs										
	LS-PC	LS-RI	LS-ND	M-PC	M-RI	M-ND	H-PC	H-RI	H-ND	EC	OA*
FD	✓	✓	✓								✓
AR	✓		✓								✓
SF-R	✓	✓	✓								
SF-11	✓	✓	✓								
SF-6	✓	✓	✓	✓	✓	✓					
SF-4.5		✓	✓	✓	✓	✓	✓	✓	✓		
D		✓	✓	✓	✓	✓					
DR		✓	✓	✓	✓	✓	✓	✓	✓		
TH		✓	✓	✓	✓	✓	✓	✓	✓		
PH-ZL		✓	✓	✓	✓	✓	✓	✓	✓		
MF-12		✓	✓	✓	✓	✓	✓	✓	✓		
MF-18				✓	✓	✓	✓	✓	✓		
MF-24				✓	✓	✓	✓	✓	✓		
MR	✓	✓	✓								
MH		✓	✓	✓	✓	✓					
MU		✓	✓	✓	✓	✓	✓	✓	✓	✓	
VMU				✓	✓	✓	✓	✓	✓	✓	
P	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
OP				✓	✓	✓	✓	✓	✓	✓	
NC		✓	✓	✓	✓	✓	✓	✓	✓		
CC					✓	✓	✓	✓	✓		
GC					✓	✓	✓	✓	✓	✓	
HC					✓	✓	✓	✓	✓	✓	
CBA							✓	✓	✓		
SC						✓	✓	✓	✓	✓	
LI									✓	✓	
HI										✓	
PDD	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

\*OA is generally intended where shown on the Preferred Scenario Map

LS - Low Intensity and Areas of Stability

M - Medium Intensity

H - High Intensity

PC - Neighborhood Area Protection /Conservation

RI - Redevelopment / Infill

ND - New Development

EC - Employment Center

OA - Open Space / Agricultural